

twentyfive.7  
Kota Kemuning

# LUC=NT

RESIDENCE

SEMI DETACHED HOMES

DUET | DOMUS | CASA



# When We Get The Places Right, The Town Works.

When we start thinking about making a good town,  
we think not only the home place,  
We think about the play place,  
the shopping place,  
the eating place,  
the park place,  
the learning place.

Every element is mindfully planned and thoughtfully brought together.  
They are organised around The Quayside that sits by the beautiful lake.  
With a promenade and a boardwalk that gives a sense of place.

To be by the water in a nice setting,  
that sense of place is a joy to the community.  
Just as you can ride a bike to The Quayside,  
you can walk from your front door to the promenade.

It's our way of connecting you with the community,  
with nature and with yourself.



# When We Create A Place, We Create A Personality.

What makes our place unique?

It's about mindful planning and to be able to look at the way we design.

We try to break away from the monotony of standard sizes and linear shapes.

The design elements draw upon our vernacular heritage to promote that indoor and outdoor livability.

The planning of each neighbourhood includes the streets, the nearby parks, the interaction with open spaces.

It allows you to connect with people, connect with nature, connect with yourself.

When people begin to move in, they'll experience a real difference.

They'll get a feel for the place.

And they'll want to be a part of it.





# DUET

Sleek, modern design with two entrances for versatile living. Now you can enjoy more room for cars and space for the family to have fun. Flexible entries from either side create a unique personality for your home.

## 3-STOREY SEMI-DETACHED

- Features

5 + 1 bedrooms  
5 + 1 bathrooms  
Dual frontage  
Fits 5 cars
- Size

40' x 90'  
Corner - 3,376 sq.ft  
Intermediate - 3,376 sq.ft





DUET

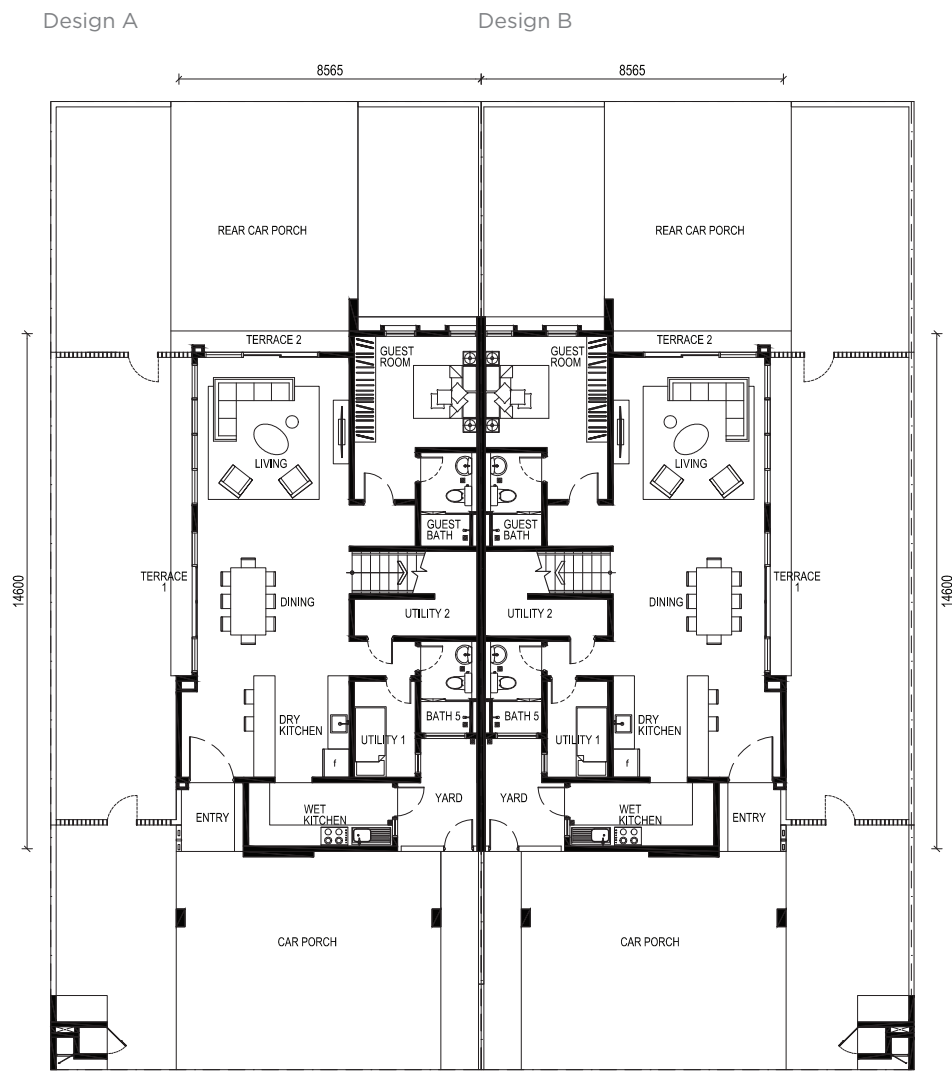
Floor Plan

40' x 90'

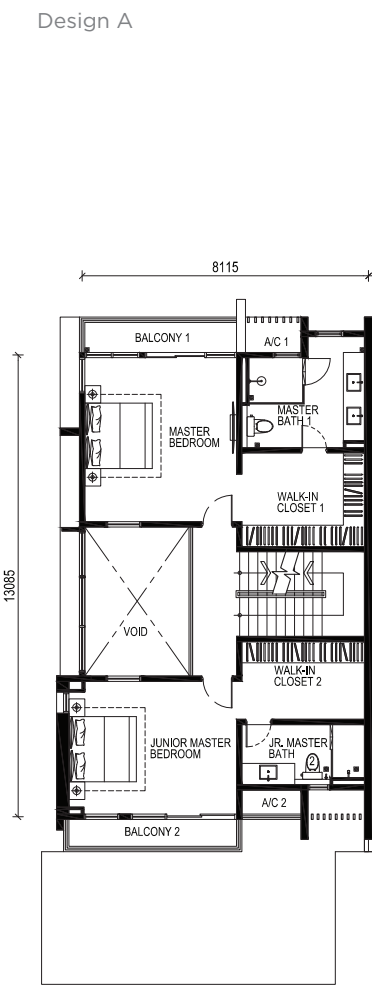
Built-Up Area

Design A | 3,376 sq.ft.

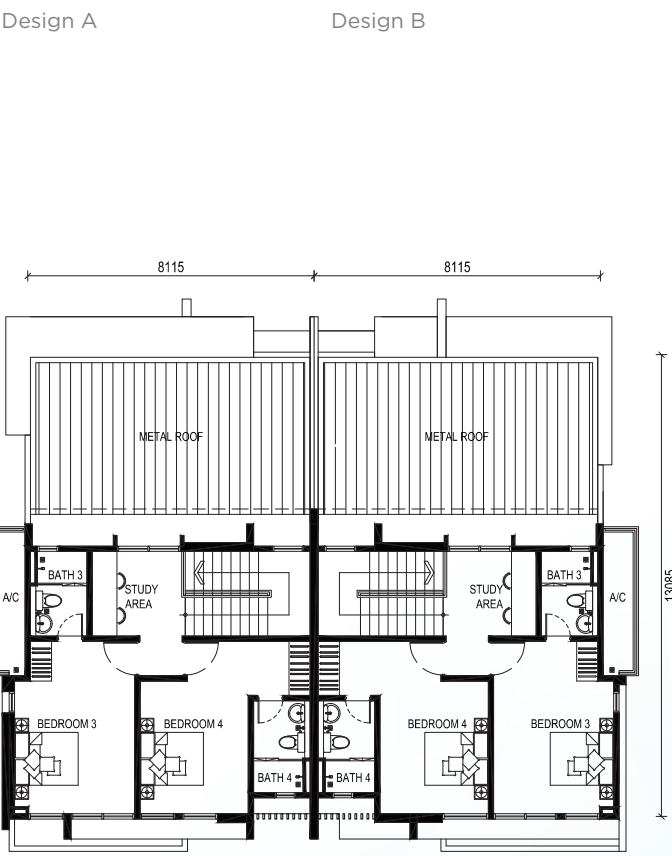
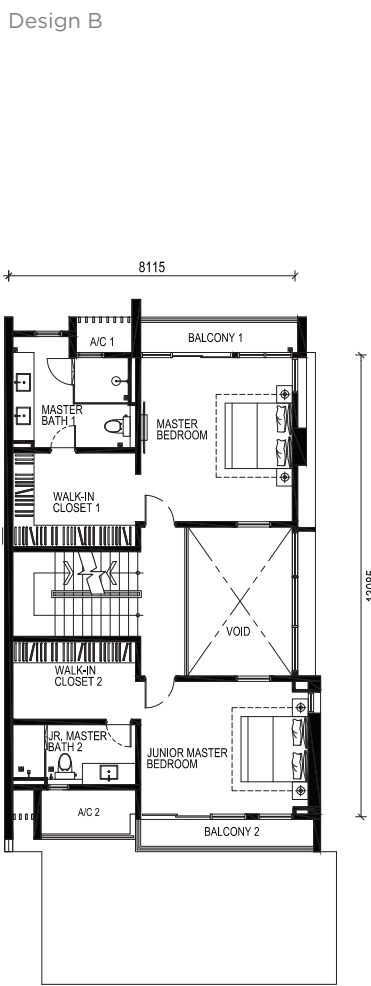
Design B | 3,376 sq.ft.



Ground Floor



First Floor



Second Floor

SPECIFICATIONS

<b>STRUCTURE</b> Reinforced Concrete Framework	<b>ROOF</b> RC Flat Roof/Metal Decking Roof	<b>FLOOR FINISHES</b> Living/Dining/Wet & Dry Kitchen/ Guest Bedroom/Bathrooms/Yard/ Balcony/Utility 1&2/Entry/Terrace Master & Jr. Master Bedroom/Bedrooms/ Walk-in Closet/Study/Staircase Car Porch Rear Car Porch	Porcelain Tiles	<b>WINDOWS</b> Aluminium Frame Window	<b>ELECTRICAL INSTALLATION</b> Lighting Point Ceiling Fan Point Switch Socket Telephone Point/Data Point TV Point Air-Conditioning Point Kitchen Hood Point Kitchen Hob Point Solar Heater and Water Booster Pump	<b>EXTRA FEATURES</b> Basic Alarm System 3 Phase Electricity Supply	Provided Provided
<b>WALL</b> Brick and Plaster	<b>CEILING</b> Skim Coat/Plasterboard		Laminated Timber Flooring Textured Concrete Interlocking Pavers	<b>SANITARY AND PLUMBING FITTINGS</b> Water Closet Wash Basin Toilet Roll Holder Hand Shower Shower Rose Kitchen Sink	6 7 6 5 1 2		
<b>WALL FINISHES</b> Internal Paint External Paint Master & Jr. Bathrooms/ Common Bathrooms Wet & Dry Kitchen	Emulsion Paint Exterior Weather-resistant Paint Porcelain Tiles Ceramic Tiles	<b>DOORS</b> Entrance/Bedroom/Bathroom/Utility 1/Yard Utility 2 Living/Dining/Balcony	Timber Door Timber Louvered Door Aluminium Frame Door	<b>IRONMONGERY</b> Quality Lockset			



# DOMUS

Sleek and elegantly designed with ample spaces to allow great family gatherings.

This is a home where the family can grow up and grow old with.

## 2-STOREY SEMI-DETACHED

**Features** 4 + 1 bedrooms  
5 + 1 bathrooms  
3 car parks

**Size** 40' x 80' / 85' / 90'  
Design A - 3,155 sq.ft  
Design B - 3,173 sq.ft



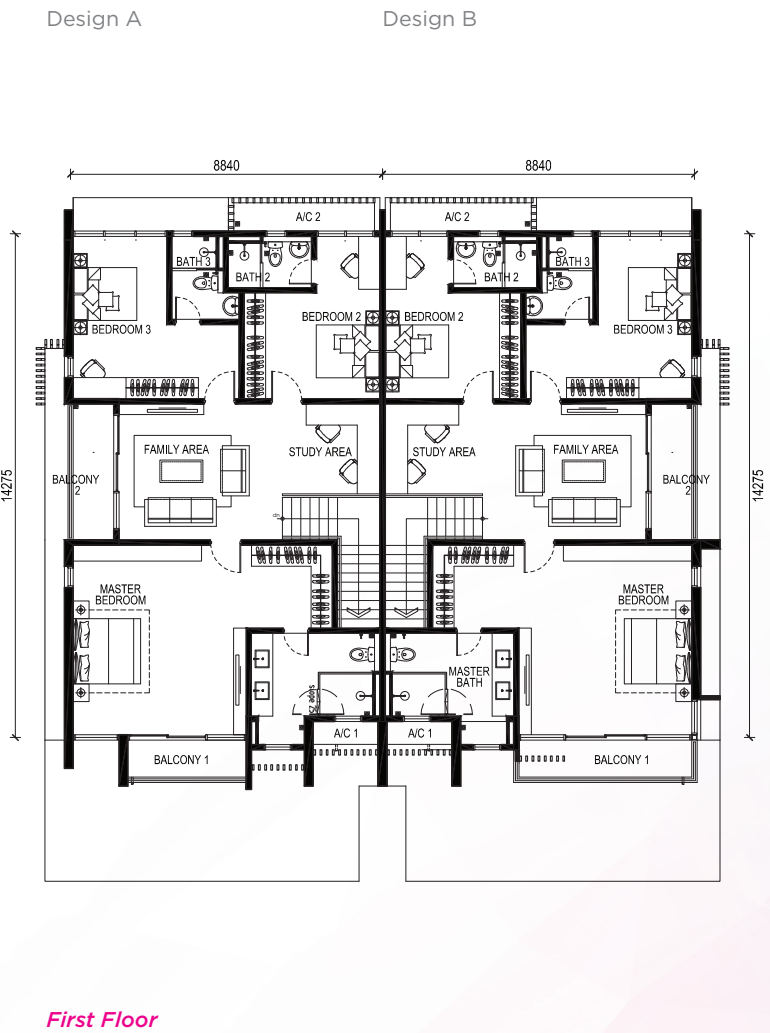
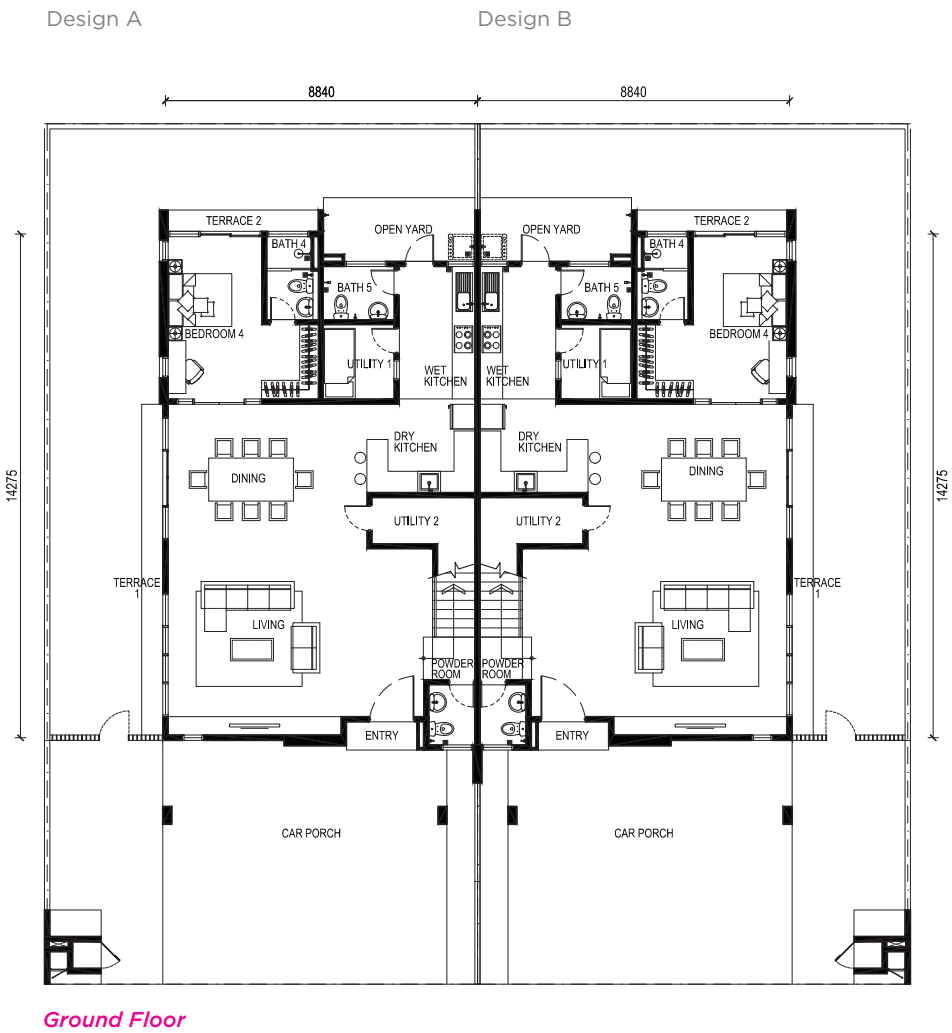
DOMUS  
Floor Plan

40' x 80'/85'/90'

Built-Up Area

Design A | 3,155 sq.ft.

Design B | 3,173 sq.ft.



SPECIFICATIONS

<b>STRUCTURE</b> Reinforced Concrete Framework	<b>ROOF</b> RC Flat Roof/Metal Decking Roof	<b>FLOOR FINISHES</b> Living/Dining/Wet & Dry Kitchen/Bedroom 4/ Bathrooms/Yard/Balcony/Utility 1&2/ Entry/Terrace 1&2 Master Bedroom/Bedrooms/ Family & Study Area/Staircase Car Porch	Porcelain Tiles  Laminated Timber Flooring  Textured Concrete	<b>WINDOWS</b> Aluminium Frame Window	<b>ELECTRICAL INSTALLATION</b> Lighting Point Ceiling Fan Point Switch Socket Telephone Point/Data Point TV Point Air-Conditioning Point Kitchen Hood Point Kitchen Hob Point Solar Heater and Water Booster Pump	<b>EXTRA FEATURES</b> Basic Alarm System 3 Phase Electricity Supply	Provided Provided
<b>WALL</b> Brick and Plaster	<b>CEILING</b> Skim Coat/Plasterboard	<b>DOORS</b> Entrance/Bedroom/Bathroom/Utility 1/Yard Utility 2 Living/Dining/Balcony	Timber Door Timber Louvered Door Aluminium Frame Door	<b>SANITARY AND PLUMBING FITTINGS</b> Water Closet Wash Basin Toilet Roll Holder Hand Shower Shower Rose Kitchen Sink	6 7 6 4 1 2	34 7 27 4 3 7 1 1 1	
<b>WALL FINISHES</b> Internal Paint External Paint Master Bathroom/Bathrooms/Powder Room Wet & Dry Kitchen	Emulsion Paint Exterior Weather-resistant Paint Porcelain Tiles Ceramic Tiles						
				<b>IRONMONGERY</b> Quality Lockset			



# CASA

Spacious and sleek design to meet every home owner's lifestyle needs.

2-STOREY SEMI-DETACHED

**Features**     4 + 1 bedrooms  
                     5 + 1 bathrooms  
                     3 car parks

**Size**            40' x 85'  
                     Design A - 3,023 sq.ft  
                     Design B - 3,023 sq.ft





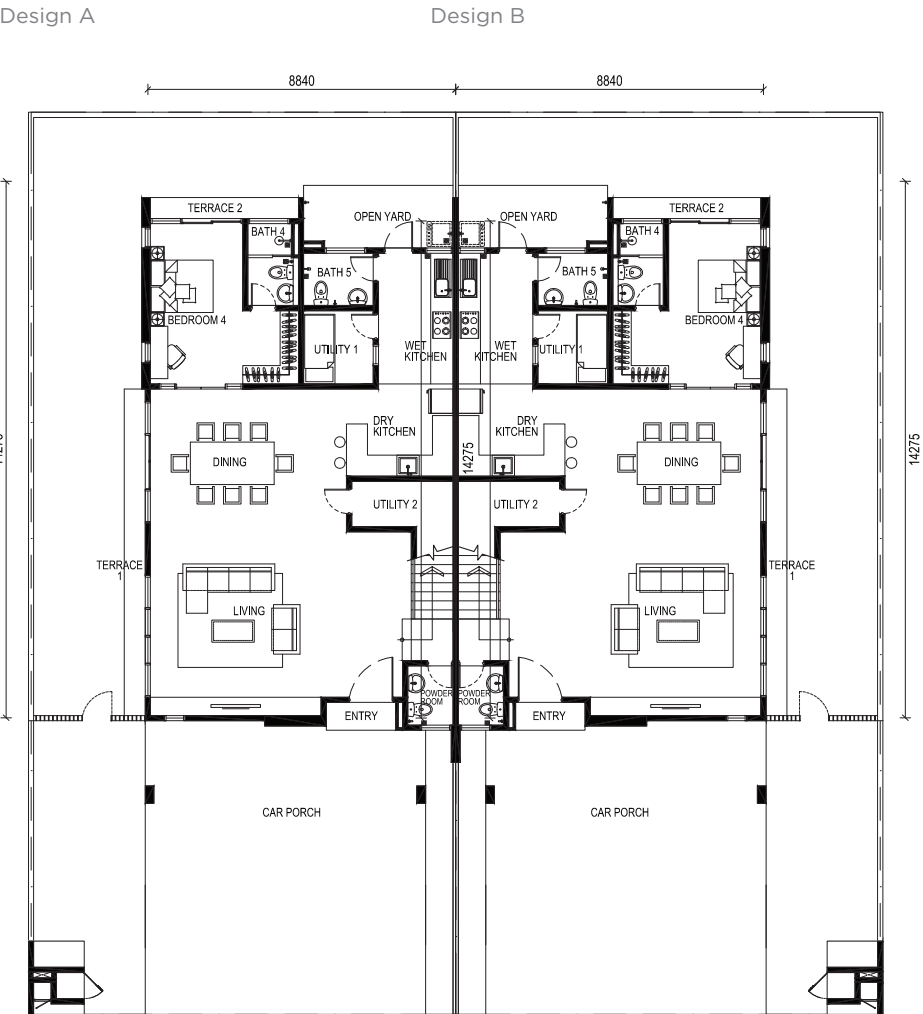
CASA

Floor Plan

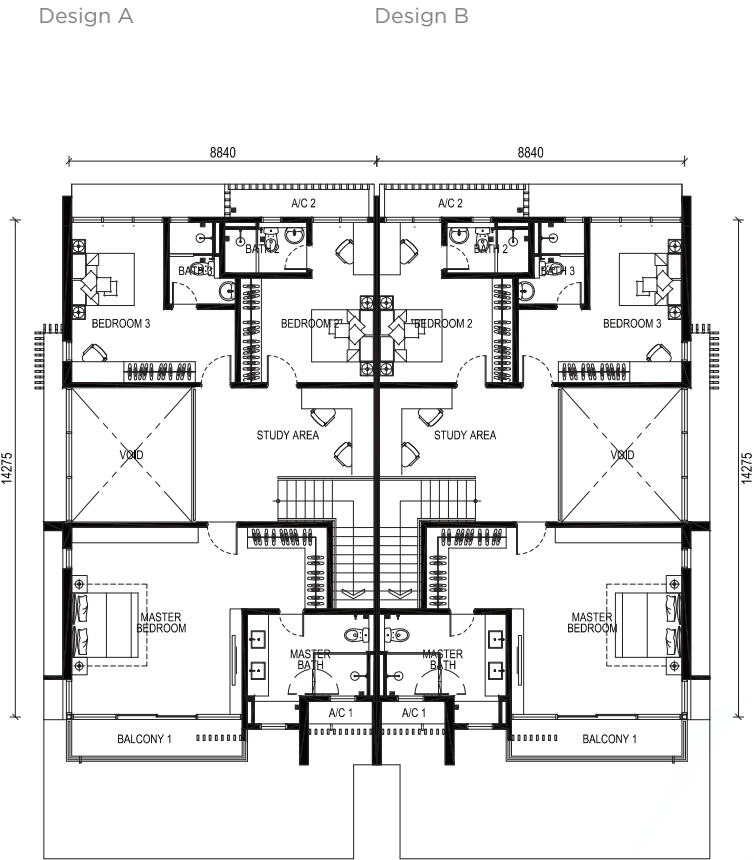
40' x 85'

Built-Up Area

Design A | 3,023 sq.ft.  
Design B | 3,023 sq.ft.



Ground Floor

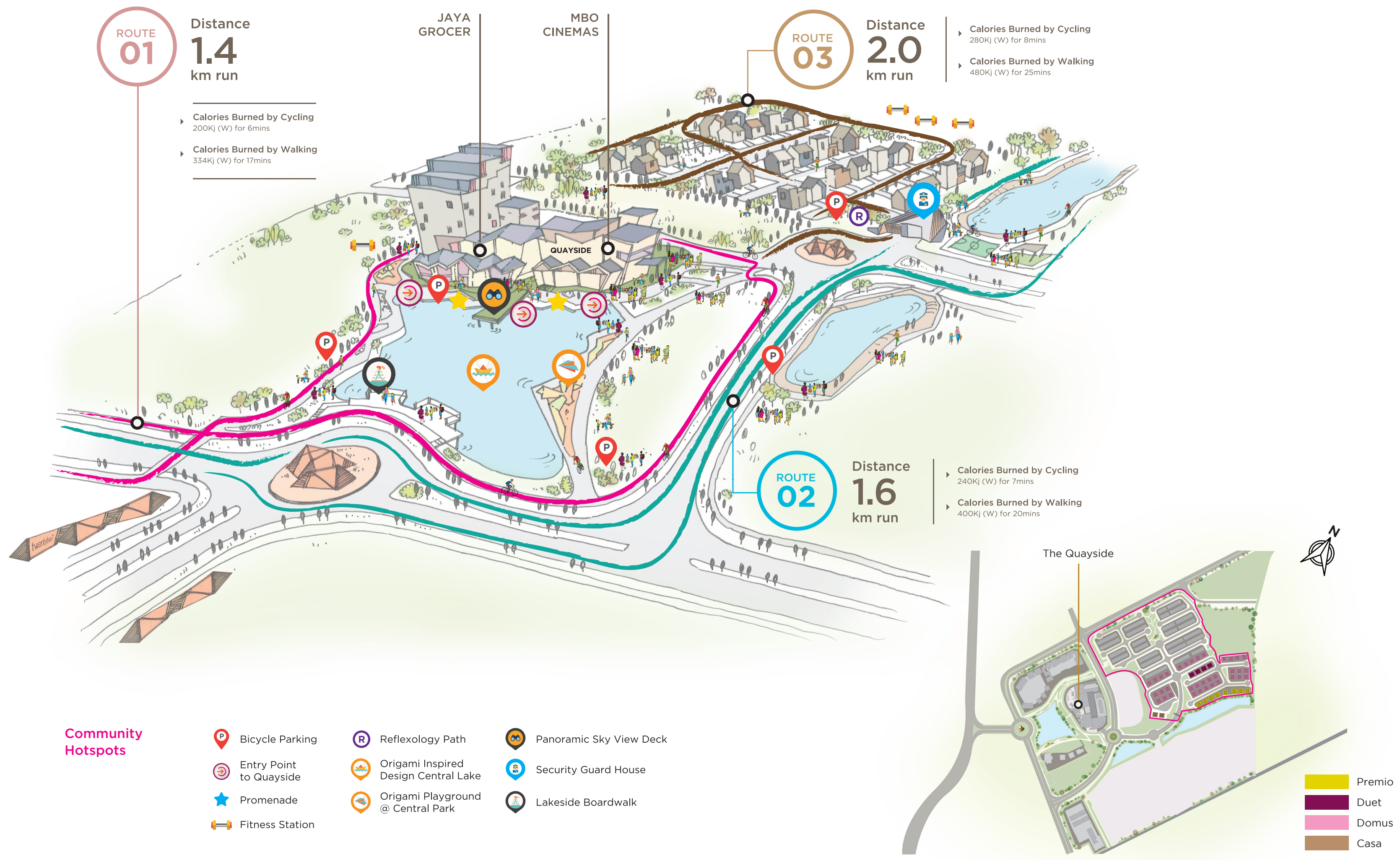


First Floor

SPECIFICATIONS

<b>STRUCTURE</b>		<b>ROOF</b>		<b>FLOOR FINISHES</b>		<b>WINDOWS</b>		<b>ELECTRICAL INSTALLATION</b>		<b>EXTRA FEATURES</b>	
Reinforced Concrete Framework		RC Flat Roof/Metal Decking Roof		Living/Dining/Wet & Dry Kitchen/Bedroom 4/ Bathrooms/Yard/Balcony/Utility 1&2/ Entry/Terrace 1&2		Porcelain Tiles		Aluminium Frame Window		Lighting Point 34 Basic Alarm System Provided	
<b>WALL</b>		<b>CEILING</b>						<b>SANITARY AND PLUMBING FITTINGS</b>		3 Phase Electricity Supply Provided	
Brick and Plaster		Skim Coat/Plasterboard		Master Bedroom/Bedrooms/ Study Area/Staircase		Laminated Timber Flooring		Water Closet 6		Ceiling Fan Point 7	
<b>WALL FINISHES</b>				Car Porch		Textured Concrete		Wash Basin 7		Switch Socket 27	
Internal Paint		Emulsion Paint		<b>DOORS</b>				Toilet Roll Holder 6		Telephone Point/Data Point 4	
External Paint		Exterior Weather-resistant Paint		Entrance/Bedroom/Bathroom/Utility 1/Yard		Timber Door		Hand Shower 4		TV Point 3	
Master Bathroom		Porcelain Tiles		Utility 2		Timber Louvered Door		Shower Rose 1		Air-Conditioning Point 7	
Bathroom/Wet & Dry Kitchen		Ceramic Tiles		Living/Dining/Balcony		Aluminium Frame Door		Kitchen Sink 2		Kitchen Hood Point 1	
								Kitchen Hob Point 1		Solar Heater and Water Booster Pump 1	
								<b>IRONMONGERY</b>			
								Quality Lockset			





ROUTE  
01

Distance  
**1.4**  
km run

- ▶ Calories Burned by Cycling  
200Kj (W) for 6mins
- ▶ Calories Burned by Walking  
334Kj (W) for 17mins

ROUTE  
03

Distance  
**2.0**  
km run

- ▶ Calories Burned by Cycling  
280Kj (W) for 8mins
- ▶ Calories Burned by Walking  
480Kj (W) for 25mins

ROUTE  
02

Distance  
**1.6**  
km run

- ▶ Calories Burned by Cycling  
240Kj (W) for 7mins
- ▶ Calories Burned by Walking  
400Kj (W) for 20mins

**Community  
Hotspots**

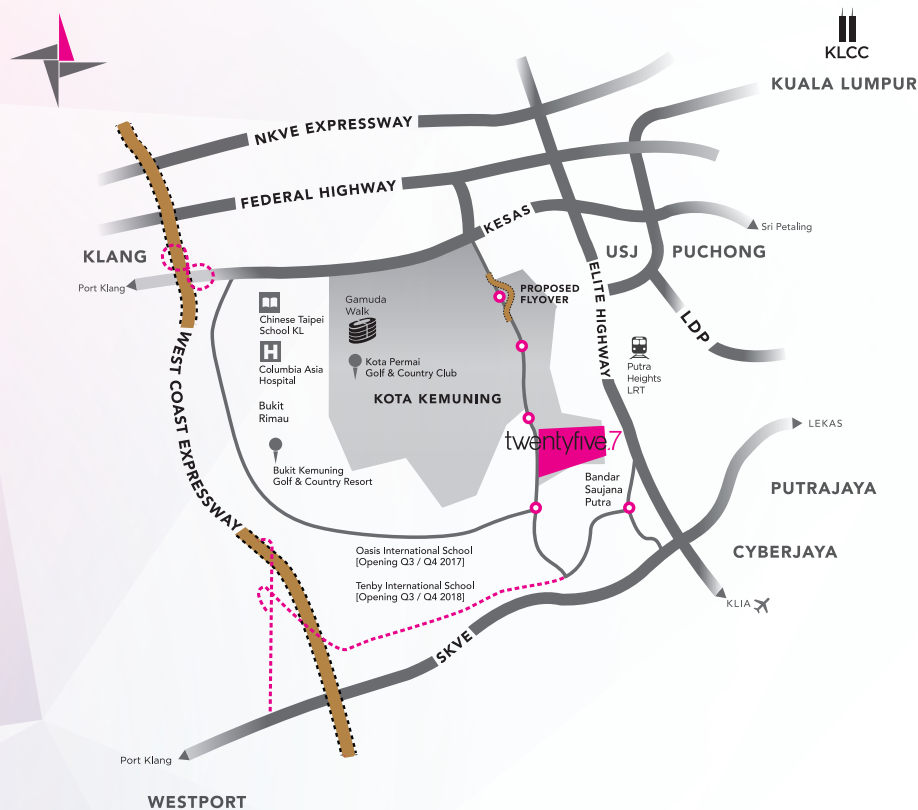
- |                         |                                      |                         |
|-------------------------|--------------------------------------|-------------------------|
| Bicycle Parking         | Reflexology Path                     | Panoramic Sky View Deck |
| Entry Point to Quayside | Origami Inspired Design Central Lake | Security Guard House    |
| Promenade               | Origami Playground @ Central Park    | Lakeside Boardwalk      |
| Fitness Station         |                                      |                         |

The Quayside



- Premio
- Duet
- Domus
- Casa





#### ACCESSIBILITY

Strategically located, **twentyfive.7** is conveniently accessible through four major highways:

- Shah Alam Expressway (KESAS)
- North-South Expressway Central Link (ELITE)
- South Klang Valley Expressway (SKVE)
- Kemuning-Shah Alam Highway (LKSA)

#### NEW HIGHWAY & ACCESS ROAD

- West Coast Expressway (WCE) to be completed in 2019
- New flyover in Kota Kemuning at the first roundabout after exiting the KESAS Highway onto Persiaran Anggerik Mokara.\*

\* Source: The Star Online, 18 April 2016, *New plan to ease traffic congestion*

#### LEGEND

- Existing Highways
- Upcoming Highway
- Existing Roads
- Upcoming Roads

#### ALL AROUND YOU

#### Public Amenities

#### Recreation

#### Education

3 KM

- Quayside Mall at twentyfive.7
- Jaya Grocer at twentyfive.7
- MBO Cinema at twentyfive.7

- Central Park at twentyfive.7
- Boardwalk at twentyfive.7
- Vista Shah Alam Equestrian and Endurance

- Beacon House Kota Kemuning
- Tenby International School (Opening Q3/Q4 2017)
- Oasis International School (Opening Q3/Q4 2018)
- MAHSA University

5 KM

- Columbia Asia Hospital
- Celebrity Fitness
- Gamuda Walk
- AEON BiG
- Hero Market

- Kota Permai Golf & Country Club
- Bukit Kemuning Golf & Country Resort

7 KM

- RHB Bank
- Hong Leong Bank
- OCBC Al-Amin Bank
- Affin Bank Berhad
- CIMB Bank
- Maybank
- Putra Height LRT Station

- Kota Kemuning Lakeside Park

- Chinese Taipei School KL
- Philharmonic School of Music

10 KM

- Kemuning Medical Hospital
- Sentosa Specialist Hospital

For more info, call us at 012 257 2527/03 5131 6257

gamudaland.com.my

Gamuda Land (Kemuning) Sdn Bhd (598122-P)

Twentyfive.7 Property Gallery,  
Lot 43495, Persiaran Oleander,  
42500 Telok Panglima Garang,  
Selangor Darul Ehsan.

**GAMUDA LAND**



**BEST WATERFRONT DEVELOPMENT**

**THE EDGE Top Property Developer Awards 2012-2016**



**THE EDGE - PEPS Value Creation Excellence Award 2016 | Residential**



Developer: GAMUDA LAND (KEMUNING) SDN. BHD. (598122-P) • TWENTYFIVE.7 PROPERTY GALLERY, LOT 43495, PERSIARAN OLEANDER, 42500 TELOK PANGLIMA GARANG, SELANGOR DARUL EHSAN. • TEL: 03-5131 6257 • FAX: 03-5131 9257 • Developer License Number: 19085-1/07-2019/0525(L) • Validity Period: 19/07/2017-18/07/2019 • Advertising Permit Number: 19085-1/07-2019/0525(P) • Validity Period: 19/07/2017-18/07/2019 • Expected Date of Completion: July 2020 • Land Tenure: Leasehold (99 years-Expires 19 April 2116) • Land Encumbrances: Charged to Public Bank Berhad • Authority Approving Building Plan: Majlis Daerah Kuala Langat • Building Plan Approval Number: MDKL/JKB/2/4/1211 (10) • Type of House: 2 Storey Terrace and 3 Storey Terrace • Price: 2 Storey Terrace - RM1,021,800 (min.) - RM1,771,920 (max.) and 3 Storey Terrace - RM1,261,800 (min.) - RM2,181,320 (max.) • Total Units: 2 Storey Terrace - 128 units, 3 Storey Terrace - 53 units • Type of House: 2 Storey Semi-Detached and 3 Storey Semi-Detached • Price: 2 Storey Semi-Detached - RM1,790,800 (min.) - RM2,858,670 (max.) dan 3 Storey Semi-Detached - RM2,600,180 (min.) - RM3,389,970 (max.) • Total Units: 2 Storey Semi-Detached - 74 units and 3 Storey Semi-Detached - 24 units • Bumiputera Discount: 7% • Important: This land cannot be transferred, sold or pawned without authorisation from the State Authority. Disclaimer: All information contained here (including figures, specifications, plan measurement and illustrations) are subject to amendments, variations and modifications without notification as may be required by the relevant authorities or developer's consultants, and is not intended to form and cannot form part of an offer or contract. All images, pictures, plans and illustrations are artist's impressions only and may be subjected to changes. Whilst every reasonable care has been taken in preparing this information, the developer cannot be held liable for any variation or inaccuracy.